

**MEMORANDUM**

Date: May 14, 2018

To: City of Sequim Planning Commission

From: Gary Dougherty, Assistant Planner

Re: CUP18-001 - Additional project information from the applicant

Planning staff received the attached letter from the applicant on May 11, 2018 regarding the proposed location of the grain mill associated with their micro-distillery operation.

The original proposal and staff report indicated that all operations associated with the distillery and brewery would take place within the existing structure. As noted on the attached letter dated May 11, 2018, the applicants have proposed relocating the grain milling area to a recessed corner to the rear (southwest) of the structure.

In order to screen this area, the applicants have proposed the construction of a fence that would extend westward from the west end of the south building façade, in addition to a fence at the entrance to the existing paved driveway that runs along the west property line. As proposed, there would be a roof over the enclosure, as well.

The May 11 letter notes that the proposed milling area would not be visible from the property to the west, due to an existing fence. The existing fence appears to be located on the neighboring property. Since the applicants would likely have no control over whether this fence remains in place, additional screening should be provided along the west side of the milling area.

Therefore, staff is recommending the following condition, in addition to those provided in the staff report:

All sides of the milling area shall be fully screened by a sight-obscuring fence. The location and construction specifications for the enclosure shall be submitted to the Community Development Department prior to building permit issuance.

Respectfully submitted,



Gary Dougherty  
Assistant Planner



## Evil Roy's Distillery End Times Brewing

209 S. Sequim Ave.  
Sequim, WA 98382  
360-504-3916

11 May 2018

Gary Dougherty  
Assistant Planner  
City of Sequim

Dear Gary,

Thank you for the PC Packet CUP18-001 letter. As part of our original application we were looking at putting a grain milling room inside the building. After talking with a fire marshal and going over the ICC (hazardous materials) regulations he recommended that we move the grain milling from inside to outside the building. In order to accommodate this we want to make sure everyone one understands what this will entail as we believe it still fits within the zoning provisions.



To start End Times Brewing will be using a 1BBL system. In order to fill the mash tun for cooking the grain we will need to crush approximately 30 lbs of grain. As End Times Brewing expands, we may go up to a 5BBL system which would require us to crush approximately 300 lbs of grain. Grain normally comes in 50 lb sacks, so this would mean for the 1BBL system we would be crushing less than 1 sack of grain, and for the 5BBL system we would be crushing approximately 6 bags of grain.



The grain grinder will be sitting on a piece of wood that will be the size of the opening of a 55 gallon drum. The grain is poured into the top of the crusher and a small motor will turn the crushing rods and the crushed grain will go into the 55 gallon drum. Any dust exposed to the outside air will be from pouring the grain from the bag into the hopper, which should be minimal.



The motor will be approximately 1 HP and the noise will be about the same as a cordless drill but at a slower rotation. It will take approx. 15 minutes to crush a bag of grain. This means that for the 1BBL system it will be 15 minutes and for the 5BBL system it will be 1.5 hours to crush the grain.

In the back of our building there is a corner that is enclosed by 2 brick walls. We would put up a fence at the other end of the wall and put a roof over that enclosure to do the crushing. Building the fence would be part of the building permit process. This will also give us a storage area outside for our barrels

and other equipment as seen in the picture below, that will then be protected from view from the public.



When looking down our driveway this area is to the left after the blue wall. This area is not visible from the right as there is a fence on that side. From the alley you are able to see this area across the neighbor's property. But with the new fence being put up at the end of the building they would not be able to see the area.



End Times Brewing will be milling once a day, 3 days a week. Evil Roy's Distillery will also be utilizing the same equipment to cook the grain needed to make whiskey. The distillery will also be milling 3 days a week, but will probably be on different days than the brewery. If the distillery were to run the mill on the same day, one milling event would be in the morning and the other in the afternoon. To begin, the 1BBL system would have a maximum run time of 15 minutes in the morning and if needed, 15 minutes in the afternoon. Once the 5BBL system is in, we will only be able to do one run a day, so the maximum amount of time for the mill to run will be 1.5 hours. The noise should be mostly contained in the fenced area and with the traffic on Sequim Ave. and Bell St. should not be that noticeable. Since the cooking of the grain is done indoors, there should be no odors created from the milling process outside.

Sincerely,

Eric Oster  
CEO Evil Roy's Exilirs